Louisville Metro Planning Commission November 4, 2021 & October 21, 2021 (cont.)

Louisville Metro Land Development & Transportation Committee - September 23, 2021 Neighborhood Meeting - June 29, 2021



Docket No. 21-ZONE-0106
Zone change from R-4 to
R-7 to allow a 302-unit
apartment community on
property located at
5217 Springdale Road

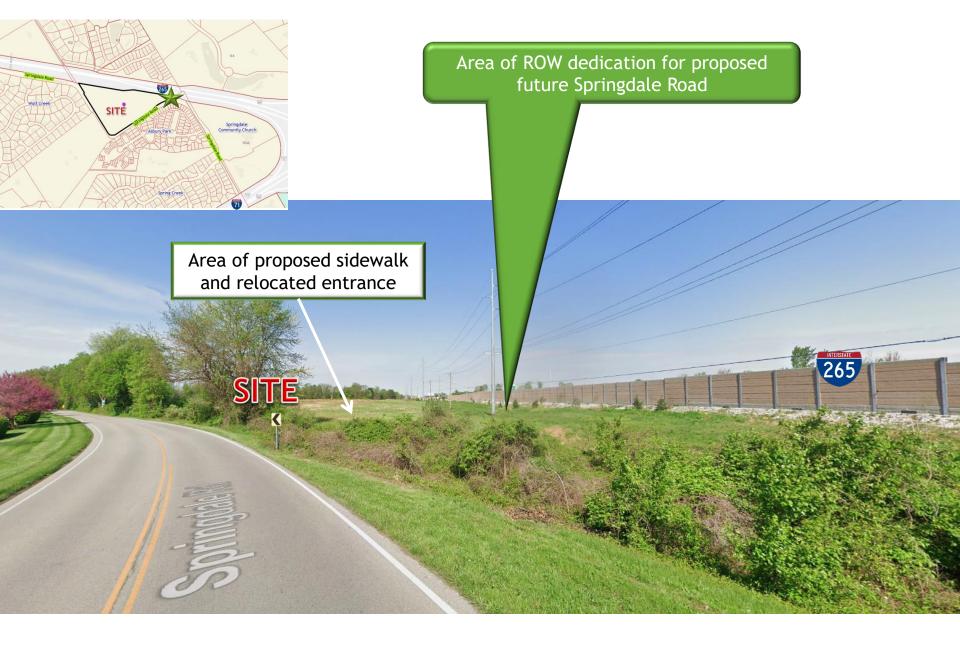
Attorneys: Bardenwerper Talbott & Roberts, PLLC Land Planners, Landscape Architects & Engineers: Sabak, Wilson & Lingo, Inc.

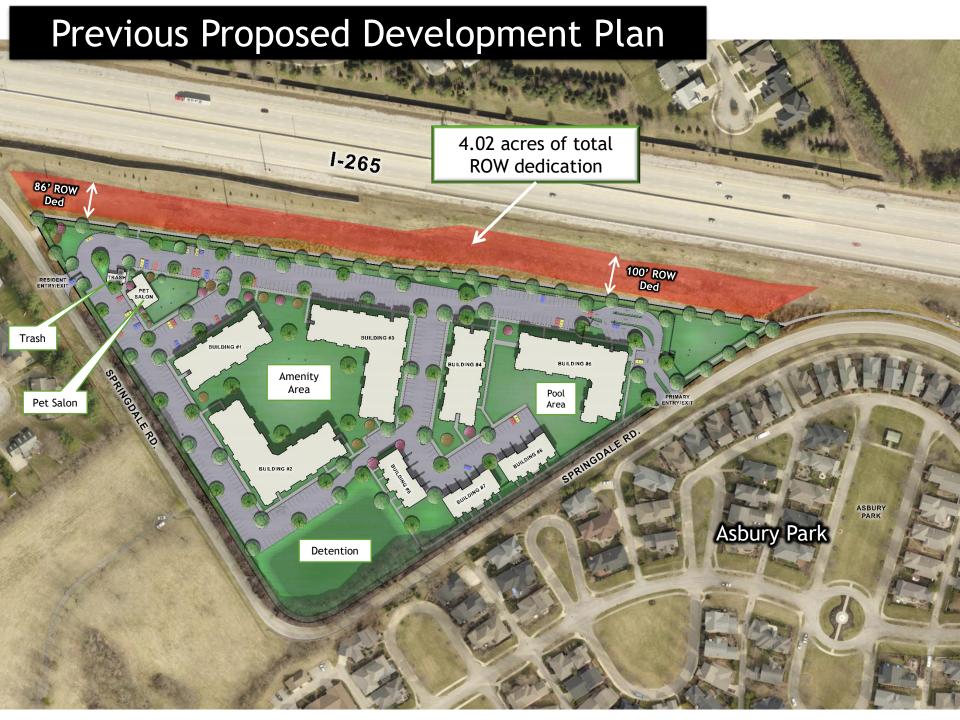
Architects: charlan • brock associates













Entrances relocated to area of ROW dedication



Northwest entrance



Northeast entrance



Northwest entrance



Previous Proposed Entrance



Revised Proposed Entrance



Northeast entrance



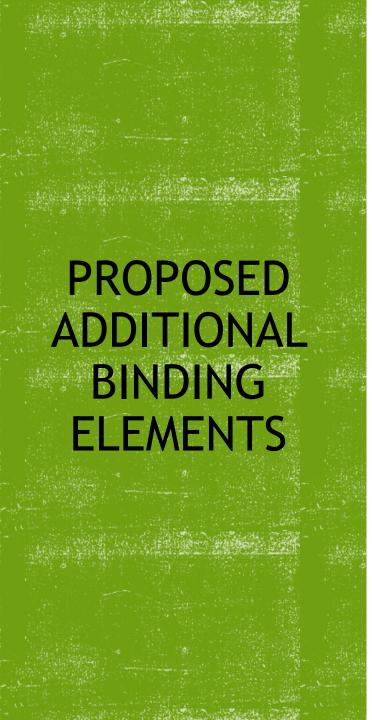
Previous Proposed Entrance

Current Proposed Entrance

PROPOSED ADDITIONAL BINDING **ELEMENTS**

8. Lighting

- a. All exterior lighting, whether freestanding or attached to any structure, including streetlights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground, with the following exceptions:
 - i. Partly shielded or unshielded decorative wall sconces shall be permitted on buildings 6, 7 and 8 at a front entry to a residence if the total output in lumens does not exceed 2000 lumens.
 - ii. Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output shall be permitted.
- b. No lighting shall have a correlated color temperature (CCT) exceeding 2700 degrees Kelvin.
- c. No parking lot or street light fixtures shall be more than fourteen feet high, measured from ground level.
- 9. The developer shall fund \$75,000 to Louisville Metro for final design plans for a new Springdale Road extension (straightening), due at issuance of building permit. [Sunset?]
- 10. A detailed landscaping plan shall be developed in conjunction with advice from Asbury Homeowners Association, Inc. and its arborist and a Louisville Metro landscape architect and shall be submitted for approval to PDS staff prior to issuance of any building permit.



- 11. Owner/Developer shall coordinate with the appropriate emergency response agencies to ensure that the design and operation of gated entrances complies with emergency access gate requirements.
- 12. All property owners within 500 feet of a proposed blasting location shall be notified 30 days before any blasting operations occur and be offered pre-blast surveys. Any homeowners who opt to have a pre-blast survey conducted shall be provided copies of all materials resulting from that survey, including any photos and/or videos. Any blast surveys shall be done in a manner consistent with Kentucky Blasting Regulations.

Proposed sidewalk along future Springdale Road



Proposed 5' concrete walk on site



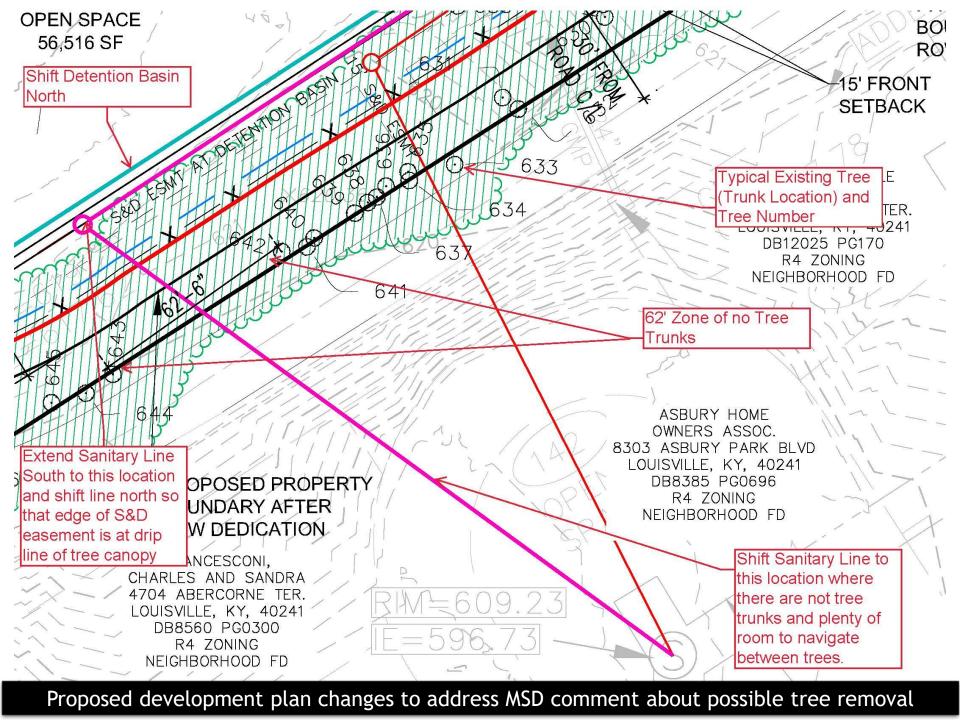
September 23, 2021 Tree Survey



					LOVERS LANE
572	POINT#	SPECIES	SIZE (DB · CO	ONDITION	SIGN
05/2	537	CHERRY	20	FAIR	YES
Q 573	538	ELM	22	FAIR	YES
	539	WALNUT	14	FAIR	YES
0.574	540	WALNUT	12	FAIR	YES
○ 574/	541	WALNUT	10	FAIR	YES
	542	WALNUT	18	FAIR	YES
	543	LOCUST	12	FAIR	NO
	544	MAPLE	12	FAIR	YES
	545	MAPLE	28	FAIR	YES
	546	MAPLE	12	FAIR	NO
575	547	HACKBERRY	12	FAIR	YES
576	548	OAK	6	FAIR	NO
	549	CHERRY (DOUBLE)		FAIR	YES
3//	550	BOX ELDER	15	FAIR	NO
579	551	CEDAR	10	FAIR	NO
	552	CHERRY	15	FAIR	YES
	553	CHERRY	18	FAIR	YES
58 ⁵ 582 684 583 684	554	CHERRY	22	FAIR	YES
F, 582	555	UNKNOWN CLUM		FAIR	YES
583	556	HACKBERRY	30	FAIR	YES
(2)584	557	HACKBERRY	10	FAIR	YES
Sec.	558	ASH	18	DEAD	YES
	559	ASH	12	DEAD	NO
7,0	560	ASH	18	DEAD	YES
	561	WALNUT	18	FAIR	NO
590(0)	562	WALNUT	8	FAIR	NO
0 1 43	563	HACKBERRY	24	FAIR	NO
590 684 590 683 682 683	564	WALNUT	15	FAIR	NO
682	565	HACKBERRY	18	FAIR	YES
(* 681	566	ELM	20	FAIR	YES
	567	HACKBERRY	15	FAIR	NO
	568	WALNUT	24	FAIR	YES
677 678	571	BOX ELDER	24	FAIR	YES
O ₂ O 677	572	UNKOWN	34	FAIR	YES
The state of the s	573 574	WALNUT	18	FAIR	YES NO
676	574 575	CHERRY	10 20	FAIR	
3610	576	ELM	20 10	FAIR FAIR	NO YES
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673	5//	UNKNOWN	b	FAIR	NO
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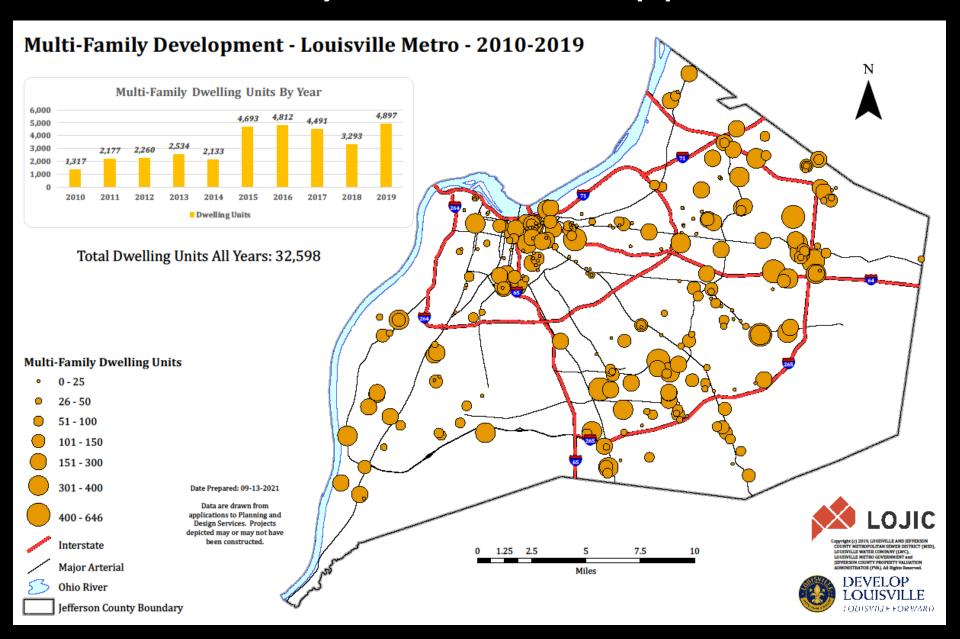
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Sep	SOR CHERRY 18					
SPECIAL SPAIR SP	SSPE LIM 24					
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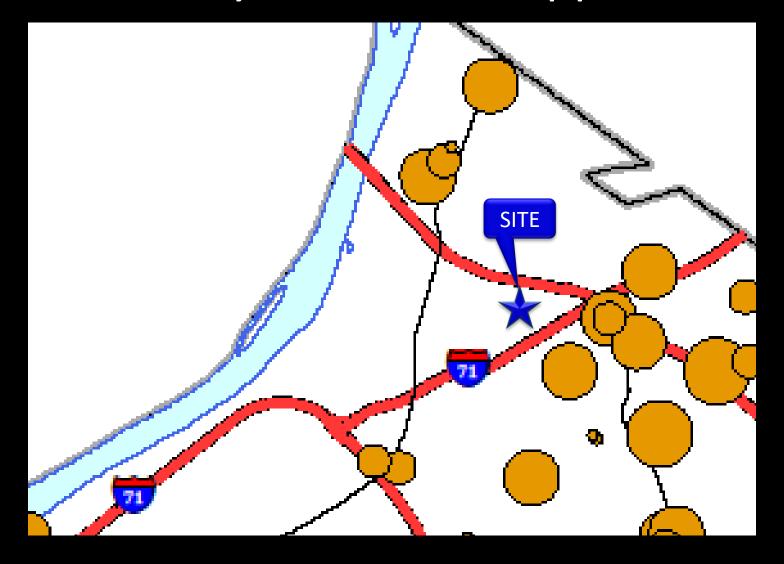


Proposed Right-of-Way Road Exhibit ...UM 210' **Utility** poles O' LOUISVILLE WATER CO. SMT. D.B. 9555 PG. 986 MULTI UNDGROUND USE TELECOM BOX .96' NORTH PATH ITEM 12 33' PAVEMENT WIDTH OPTION 'VERGE 5' WALK 12"METAL 12 ft Louisville Loop path ITEM 10 OMM

Multi-Family Residential Applications



Multi-Family Residential Applications

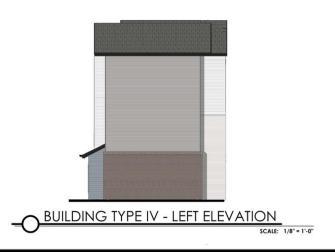






BUILDING TYPE IV - REAR ELEVATION

SCALE: 1/8" = 1'-0'





BUILDING TYPE IV- FRONT ELEVATION

SCALE: 1/8"-1'-0"













SITE WALLS WITH BLOCKS OF COLORS TO ACT AS FUTURE RESIDENT SIGNS







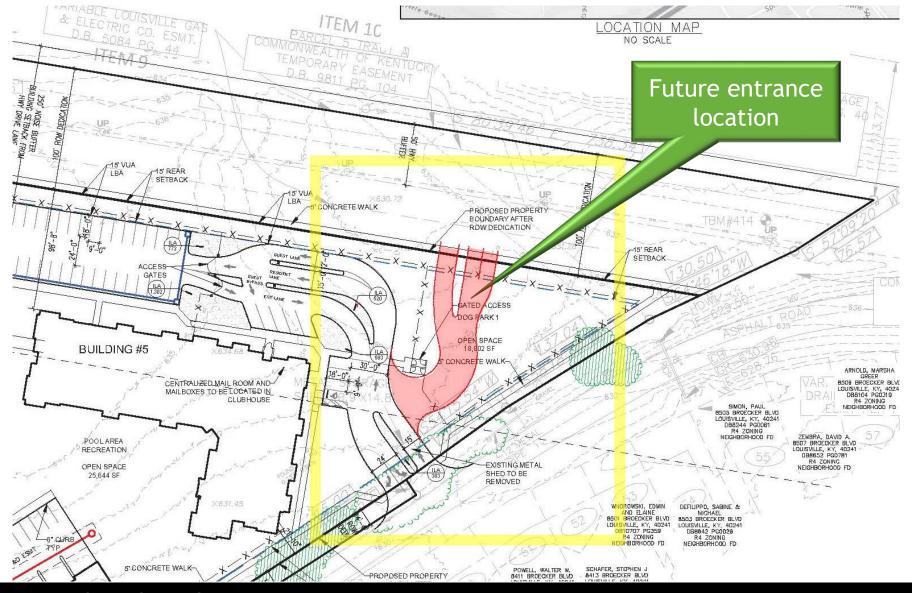
DEDICATED
SPACES ON THE
THE INTERIOR OF
THE CLUBHOUSE
TO CAPTURE AND
CONTINUE THE
LOVERS LANE
MESSAGE

AS RESIDENTS MOVE IN THEY CAN RESERVE A SPACE TO DECORATE





Location of entrance realignment upon construction of new Springdale Road



Proposed Binding element:

Developer to construct new entrance to the new Springdale Road as depicted at the hearing within 6 months of completion of roadway construction.

NOISE IMPACT ANALYSIS

Proposed Development at 5217 Springdale Road in Louisville, KY

Traffic Noise Impact Analysis

Springdale Road Development

JULY 16, 2021

CHAPTER 3 – SUMMARY

In accordance with the Land Development Code set forth by Louisville Metro, the proposed residential development along Springdale Road was evaluated for traffic noise impacts within 250-feet from the Gene Snyder Freeway (I-265/KY-841). The evaluation utilized the predicted traffic volumes for the design year of 2023 for the Gene Snyder Freeway (I-265/KY-841). The noise model found that there are **no** predicted noise levels within the 250-foot noise study area that are at or above the 65 dB(A) threshold. The predicted noise levels ranged from 48.8 dB(A) to 63.6 dB(A). The structural noise barriers adjacent to the proposed property are attenuating noise from the highway and reducing noise levels at this property to below 65 dB(A) at all locations. No mitigative measures are suggested.

HMB PROFESSIONAL ENGINEERS, INC. 3 HMB CIRCLE FRANKFORT, KY 40601





Springdale Apartments Multi-Family Housing Traffic Impact Study

Submitted to:

Kentucky Transportation Cabinet, District 3

Jefferson County, County Engineer

City of Louisville, City Engineer

Prepared by: HMB Professional Engineers 3 HMB Circle Frankfort, KY 40601

July 13, 2021



Conclusions

Intersections and

With and without the new development, LOS for all intersections and scenarios was B or better. The addition of the facility and associated traffic will add additional trips to the network, but not substantially to result in the recommendation for any improvements. No turn lanes were found to be warranted for any scenario.

2023 Build

Table ES-2. 2023 (Open Year) and 2033 (Design Year) Intersection Level of Service and Delay Summary

2023 No Build

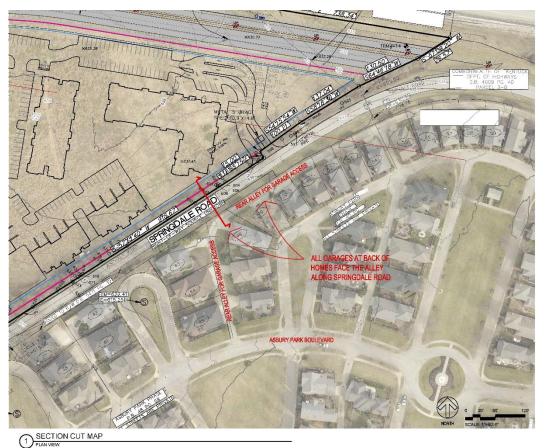
Movements /	AIV	l Peak	PM Peak		AM	Peak	PM Peak		
Approaches	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	
1-Asbury Park Blvd /	Springo	lale Rd		,	,	•			
Westbound Left	Α	7.5	Α	7.6	Α	7.6	Α	7.7	
Northbound	Α	9.5	Α	9.6	В	10.0	В	10.0	
2-Springdale Rd / En	trance 1								
Eastbound Left	=	==	ı		Α	7.5	Α	7.9	
Southbound	-	-	-	-	В	10.3	В	11.9	
3-Springdale Rd / En	trance 2							*	
Eastbound Left	~		-	·=	Α	7.4	Α	7.8	
Southbound	-	=	-	-	Α	9.3	Α	10.3	
								•	
Intersections and	2033 No Build				2033 Build				
Movements /	AIV	l Peak	PM Peak		AM Peak		PM	Peak	
Approaches		Delay		Delay	LOS	Delay		Delay	
	LOS	(sec/veh)	LOS	(sec/veh)	103	(sec/veh)	LOS	(sec/veh)	
1-Asbury Park Blvd /	1-0-00	(sec/veh)	LOS	(sec/veh)	103	(sec/veh)	LOS	1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
55,92)	1-0-00	(sec/veh)	LOS	(sec/veh) 7.7	A	(sec/veh) 7.7	A	1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
1-Asbury Park Blvd /	Springo	(sec/veh) ale Rd			2000		3-23	(sec/veh)	
1-Asbury Park Blvd / Westbound Left	Springe A A	(sec/veh) lale Rd 7.5 9.7	А	7.7	A	7.7	A	(sec/veh) 7.8	
1-Asbury Park Blvd / Westbound Left Northbound	Springe A A	(sec/veh) lale Rd 7.5 9.7	А	7.7	A	7.7	A	(sec/veh) 7.8	
1-Asbury Park Blvd / Westbound Left Northbound 2-Springdale Rd / En	Springe A A	(sec/veh) lale Rd 7.5 9.7	A A	7.7 9.8	A B	7.7 10.2	A B	7.8 10.1	
1-Asbury Park Blvd / Westbound Left Northbound 2-Springdale Rd / En Eastbound Left	Springe A A trance 1	(sec/veh) lale Rd 7.5 9.7	A A	7.7 9.8	A B	7.7 10.2 7.5	A B	7.8 10.1 7.9	
1-Asbury Park Blvd / Westbound Left Northbound 2-Springdale Rd / En Eastbound Left Southbound	Springe A A trance 1	(sec/veh) lale Rd 7.5 9.7	A A	7.7 9.8	A B	7.7 10.2 7.5	A B	7.8 10.1 7.9	

Section 6 Conclusions

With and without the new development, LOS for all intersections and scenarios was B or better. The addition of the facility and associated traffic will add additional trips to the network, but not substantially to result in the recommendation for any improvements. No turn lanes were found to be warranted for any scenario.

The analysis and conclusions from this traffic study are for the development plan and site use as currently provided by the developer. If substantial alterations to either the development plan or site use change, additional study may be required.







View North of Asbury Park From Springdale Road



View South of Asbury Park From Springdale Road









View of Springdale Road looking northeast. Site is to the left. Asbury Park is the right.